



Sycamore View

Gedney Hill, Spalding, PE12 0NQ

City and County Crowland are delighted to present this detached family home, benefiting from a corner position, located in a private residential Cul-de-Sac of just seven properties in total, in the popular village location of Gedney Hill, approximately five miles from the historic Lincolnshire market town of Crowland and twenty minutes drive from the City of Peterborough.

Over 1700 sq ft of accommodation comprising, a spacious entrance hall, cloakroom, 17ft living room with a log burning stove, 14ft dining room, 14ft kitchen, a separate utility room, a breakfast room, 16ft family room and an office/study perfect for today's changing working conditions. Stairs lead to a galleried landing, leading to four DOUBLE bedrooms. The master bedroom benefits from a walk in wardrobe, plus a good sized en-suite shower room, and a further family bathroom. The property has oil fired central heating and benefits from a shared Entec sewage treatment plant, serving the Cul-de-Sac. There is a management company set up to administer this and the property has an alarm. Outside to the front there is a generous driveway providing ample parking for up to three vehicles, and an enclosed garden to the rear with a sunny aspect. Mainly laid to lawn with two CCTV cameras. The double garage has been converted to the side providing versatile living accommodation, workspace and potential for an annex conversion. A superb family home – call today to view to fully appreciate all that this home has to offer.

Entrance Hall
4'3" x 2'8"

Inner Hallway
8'8" x 11'10"



Living Room
13'9" x 17'1"

WC
4'0" x 4'8"

Dining Room
14'6" x 8'1"

Utility Room
8'7" x 8'1"

Kitchen
14'5" x 8'7"

Breakfast Room
9'6" x 8'0"

Office
7'8" x 8'1"

Family Room
17'8" x 8'6"

Landing
8'7" x 11'3"

Master Bedroom
13'7" x 11'11"

En-Suite Shower Room
9'4" x 4'11"

Bedroom Two
14'8" x 9'1"

Bedroom Three
14'6" x 7'8"

Bedroom Four
8'8" x 8'2"

Family Bathroom
8'8" x 5'6"

EPC: D
Energy Efficiency Performance:
61/76

Tenure - Freehold

IMPORTANT LEGAL
INFORMATION
AWAITING CONFIRMATION